

181-P-027

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 100 Columbia Road		Owner: Carolyn J. Snyder		Phone: 856-7273		Permit No: 960009	
Owner Address: 526 Stroudwater Street, Westbrook		Leasee/Buyer's Name: Jane Cair Prairie		Phone: 774-1338		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued: PERMIT ISSUED JAN - 9 1996	
Past Use: 2 family dwelling		Proposed Use: 2 family dwelling -with 2 family dwelling w/home occupation		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: Change of Use as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>[Handwritten]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Victoria A. Dover		Date Applied For: January 5, 1996					

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>[Signature]</i> Jane Cair Prairie	ADDRESS: 100 Columbia Road	DATE: 1/5/96	PHONE: 774-1338
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT *[Signature]*

COMMENTS

W/C

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 9, 1996

Ms. Jane Gair Prairie
100 Columbia Road
Portland, Maine 04103

RE: 100 Columbia Road

Dear Ms. Prairie,

Your application to change the use to a single family dwelling with a home occupation has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to be "P. Samuel Hoffses", is written over the typed name.

P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div

RPPI096 Parcel Id: 181--D-027-001 01/01 Acct: 5369999
 RFP092 Parcel Id: 181--D-027-001 01/01 Acct: 5369999

Property Address: 100 COLUMBIA RD
 Owner Name: SNYDER SIMON A & JANE M
 Name: JASON A JIS
 Address: 528 SHROUDWATER ST
 City/State/Zip: WESTBROOK ME 04092

Entrance Code: Land: 00 12 # of Units: 2

Route: 43 Zone: R5 Hbid: 111 District: 6 Traffic: 1
 Utilities: 1 Desc: 181-D-27
 COLUMBIA RD 100
 4700 SF
 Total Sq Ft Living Area: 2,640

House Style: 5 Year Built: 1912 Total rms: 12 Total Bedrooms: 05

Baths Full: 2 Half: 0 Kitchen Remodeled: 2 Bath Remodeled: 2 Basement: 4

Attic: 1 Phy Cond: 3 CBU Pr Heating Type: 2 4 2 Wood/Coal Burn: 0
 Next Screen: C

RPPI097 CAWs Real Property System - Residential Display 1/06/96
 RFP098 Parcel Id: 181--D-027-001 01/01 Acct: 5369999 10:30

LWS	1ST	2ND	3RD	AREA
A	MAIN STR			1320
B	SI			0084
C	11	11		0240
D				
E				
F				
G				
H				
I				
				44
				44
TOTAL AREA:				2640

12/13/95

To whom it may concern,
Jane Prairie, my tenant
at 100 Columbia Rd in
Portland, Me., has my
permission to use the
apartment for office space.

Carolyn J. Snyder, Agent

KEITH PRAIRIE and
JANE GAIR PRAIRIE
100 COLUMBIA ROAD

Scale in feet

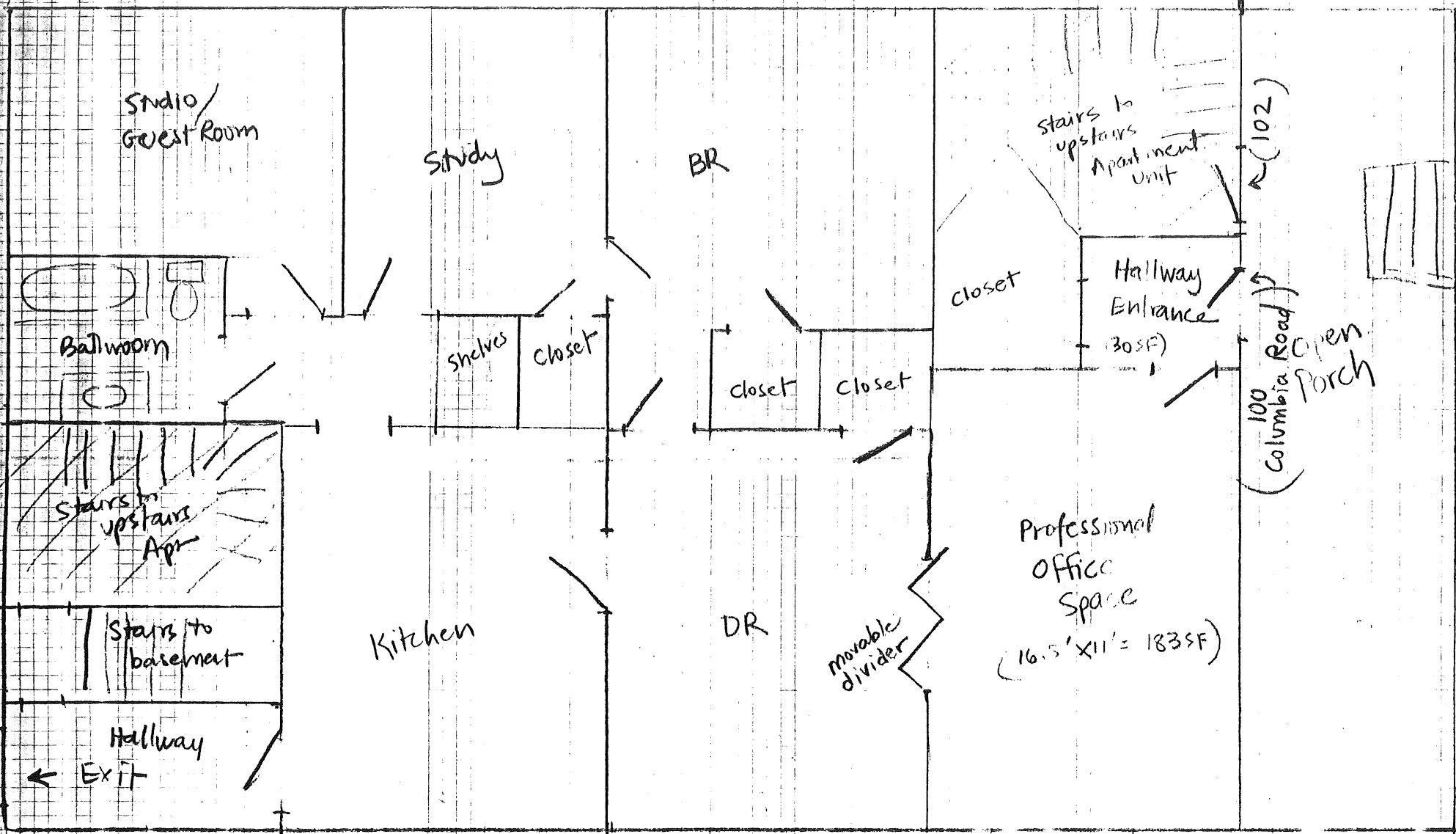


Parking for 4 cars total
out back

Total Living Space = 1266 SF

Total Business Space = 213 SF = 17%

43.5'



Jane Gair Prairie
100 Columbia Road
PO Box 6856
Portland, ME 04101-6856

January 1, 1996

Marge Schmuckal, Assistant Chief
Code Enforcement Division
City of Portland
389 Congress Street
Portland, ME 04101

RE: 100 Columbia Road Home Occupation

Dear Ms. Schmuckal:

I am writing to explain my home occupation, and to describe how it meets the criteria outlined in the Portland Code you gave me. I am a Licensed Clinical Social Worker, and a Polarity Practitioner (licensed as a "Massage Therapist/Establishment" by the City of Portland). I have been practicing out of my office at 9 Deering Street as a Clinical Social Worker for the past 4 years or so, and have decided to consolidate my overhead by practicing at home now. I am not certain which of the categories listed in Sec. 14-410. (2) best describes my home occupation. Probably i. Therapist/health care practitioners, and v. Professional counseling and consulting services.

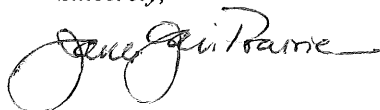
I have also enclosed a floor plan of the apartment my husband and I live in. The area to be used for professional office space is outlined with a highlighter. The total living area, including the office space, is 1266 square feet. The office space and entry area total 213 square feet. This is approximately 17% of the total living space and as such is less than the maximum allowance of 25% or 500 square feet.

There will be no outside storage of goods, or any exterior displays, except for a small, non-illuminated door sign (no larger than 2 square feet) identifying the entrance for clients to see. No exterior alterations will be made to the residence. We have smoke detectors and fire extinguishers, along with two exits from the office space.

There is parking behind the building in a parking area for a total of 4 cars. There will not be any offensive noises, vibrations, smoke, dust, etc. There will be no non-resident employees. The traffic generated will be no less than would be normally expected in a residential area, and there will be no large vehicles stored on the property related to the home business.

I am also enclosing a copy of the letter from our landlady, Carolyn Snyder, giving her permission to use the apartment for office space. I think that about covers the details, please call if you have any questions about any part of this application. My work number is (207)774-8633, but it is usually easier to reach me at our home number (207)774-1338. Thank you.

Sincerely,



Jane Gair Prairie

Encl.